LONDON BOROUGH OF LAMBETH
Delegated Register 25/01771/FUL

Approver:	E Kiernan 17/07/2025

Site:	The Farside Bar And Kitchen 144 Stockwell Road London Lambeth SW9 9TQ
Description:	Replacement of single glazed timber windows at first and second floor with slimline double glazed timber windows. (Like for Like).
Drawings:	Window 2020 Built for the Trade; DESIGN AND ACCESS STATEMENT & HERITAGE REPORT May 2025; PL-1066-MB-00-000; PL-1066-MB-00-100; PL-1066-MB-02-200; PL-1066-MB-04-200; PL-1066-MB-22-400; PL-1066-MB-22-401; PL-1066-MB-22-401 Proposed Windows details; PHOTOGRAPHICAL SCHEDULE OF CONDITIONS May 2025.
Case officer:	Miss Felicia Onabanjo
Recommendation:	Refuse Permission
Recommendation date:	11 July 2025
Section 106:	N/A

1. Summary

Designations

Designation/constraint
Creative Enterprise Zone - Brixton Creative Enterprise Zone (CEZ) Listed Building - Listed Building Grade II Archaeological Priority Areas - Archaeological Priority Areas

Site area

Total site area (sqm)	Total site area (hectares(ha))
200	0.00

Floorspace comparison

Use class	Description	Existing floorspace (Gross External Area (GEA))	Proposed floorspace (GEA)
Sui Generis	Public House	N/A	N/A

2. Site Description

2.1 No. 144 Stockwell Road is a Grade II listed pub and is not within a conservation area but is close to the Stockwell Green Conservation Area boundary. It is also adjacent to and within

the setting of the Grade II listed terrace at nos. 146-166. The existing building at no. 144 (The Queen's Head) comprises three storeys, with a later pub front at ground floor level. It has canted bays at first and second floor levels. It has an M-shaped dual pitched roof, retaining its characterful original roof form. To the rear the buildings has a central rear return and various extensions at ground floor level. The windows are single glazed, timber sashes. Brickwork to the front elevation has been painted over. Internally the building largely retains its central stair plan form at first and second floor levels ' four-square plan with chimney breasts to both party walls and a later, central rear return to the rear. The building has been a pub since at least 1809, but it is likely it was originally built as a house and was converted in the early 19th century to a pub, when the stair between ground and first floor levels was likely relocated to the rear return. The pub front and front bay windows were also likely added at this time. There is also a later single storey side extension, which was added to create a small stage area internally for the pub.

2.2 A site visit was not undertaken but the application submission included site photographs and imagery sourced from Google, which were viewed by officers. There was enough information to make an informed decision.

3. Proposed Development

3.1 This application is seeking planning permission for the replacement of single glazed timber windows at first and second floor with slimline double glazed timber windows. (Like for Like).

3.2 Officer's comments: This Full Planning Permission is associated with Listed Building Consent ref : 25/01772/LB for these works.

4. Relevant Planning History

Planning Application History

01/02110/LB - Application Withdrawn - Decision date: 23.10.2001
Removal of rotted timber windows at rear and installation of folding panel doors at front.

02/03222/FUL - Application Permitted - Decision date: 30.07.2003
Alterations to frontage at ground floor level, including replacement of some doors with windows and installation of stallrisers, enlargement and installation of a rear doorways and replacement of a first floor rear window unit and alteration to window and doors at the rear.

02/03229/LB - Application Permitted - Decision date: 30.07.2003
Alterations to frontage at ground floor level, including replacement of some doors with windows and installation of stallrisers, enlargement and installation of rear doorways and replacement of a first floor rear window unit together with internal partitioning and associated alterations.

23/02588/FUL - Application Permitted - Decision date: 22.05.2024
Change of use of the ancillary rooms of the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit.

23/02589/LB - Application Permitted - Decision date: 22.05.2024
Change of use of the ancillary rooms to the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit.
Internal alterations involving the creation of a new bathroom to the rear outrigger and removal of wall between the existing kitchen and store at first floor level and the removal of the wall to the front room at second floor level, along with other associated works.

24/02421/DET - Application Permitted - Decision date: 09.12.2024
Approval of details pursuant to condition 7 (air bricks for vents), 10 (CEMP), 13 (details - internal and external plant equipment and trunking), 14 (acoustic) & 22 (air quality) of planning permission 23/02588/FUL (Change of use of the ancillary rooms of the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit) granted on 22.05.2024.

24/02657/DET - Application Permitted - Decision date: 05.12.2024
Approval of details pursuant to conditions 4 & 6 (Details of all existing and proposed service runs) and 5 &7 (Full details of features) of Listed building ref : 23/02589/LB (Change of use of the ancillary rooms to the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit.
Internal alterations involving the creation of a new bathroom to the rear outrigger and removal of wall between the existing kitchen and store at first floor level and the removal of the wall to the front room at second floor level, along with other associated works) granted on 22.05.2024.

25/00981/VOC - Application Withdrawn - Decision date: 14.05.2025
Variation of condition 6 (Window Details) of planning permission 23/02588/FUL (Change of use of the ancillary rooms of the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit) granted on 22.05.2024.

Variation sought: replace the existing timber sash windows with like-for-like windows.

25/01772/LB - - Decision date: Pending
Replacement of single glazed timber framed windows at first and second floors with slimline double glazed timber framed windows. (Like for Like).
(Please note: The reference number for this Listed Building Consent application is 25/01772/LB but there is also an associated application for Full Planning Permission related to these works with reference number: 25/01771/FUL).

5. Consultation

5.1 A site notice was displayed on the 20th of July 2025. Public consultation was undertaken in accordance with statutory and council requirements as follows:

Neighbours

Number of neighbours consulted:	24
Number of objections:	0

Number in support:	0
Number neither supporting nor objecting:	0

No comments were received.

Consultees

Public consultation was undertaken in association with the Listed Building Consent application ref: 25/01772/LB.

Conservation & Urban Design

Assessment and Recommendation

We advised at pre-application and again at application stage that if the replacement of the existing windows with double glazing is proposed, a full window condition survey that identifies the age and conditions of all windows to be replaced will be required in order to assess any replacement. A very basic document that states whether or not the window is original has been provided, but this does not identify the age of each window or give any details of their condition. We also advised that if windows are historic, they should be retained. If they are found to be beyond reasonable repair, they may be replaced on a like-for-like basis or, if it is demonstrated that double glazing can be accommodated in frames that match the existing, it may not cause harm to add double glazing. The survey has not been provided, and the windows have not been demonstrated to be beyond reasonable repair. We have also not been provided with any detailed drawings of the existing windows and so we cannot assess whether double glazing can be accommodated in windows that match these. These comments are consistent with what officers have provided previously as part of the withdrawn VOC application and the approved scheme of 2024.

The Georgian Group
No response

Historic England
No response

Victorian Society
No response

Twentieth Century Society
No response

Brixton Society
No response

Helen Hayes Member of Parliament
No response

Durand Gardens Residents Association
No response

Stockwell Park Residents Association
No response

Dalyell Area Residents Association
No response

Kennington Oval & Vauxhall Forum
No response

6. Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan (2021), the Lambeth Local Plan 2020 – 2035 (September 2021) and South Bank and Waterloo Neighbourhood Development Plan (2019).

6.2 The National Planning Policy Framework (2023) sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.

6.3 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance.

6.4 The links to the relevant development plan and guidance documents are outlined below:

National Planning Policy Framework (2023)	National Planning Policy Framework - GOV.UK (www.gov.uk)
London Plan (2021)	https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
Lambeth Local Plan (September 2021)	https://beta.lambeth.gov.uk/sites/default/files/2021-09/Lambeth%20Local%20Plan%202021.pdf
South Bank and Waterloo Neighbourhood Development Plan (2019)	https://www.lambeth.gov.uk/sites/default/files/pl_South_Bank_and_Waterloo_Neighbourhood_Development_Plan.pdf
Lambeth Design Guide Supplementary Planning Document (2023)	https://www.lambeth.gov.uk/planning-building-control/planning-policy-guidance/supplementary-planning-documents-other-policy-guidance/supplementary-planning-documents-spds

National Planning Policy Framework 2023

Para. 212-215

London Plan (2016) policies:

HC1 Heritage conservation and growth

Lambeth Local Plan 2020-2035 (September 2021) policies:

Q2 Amenity
Q5 Local distinctiveness
Q8 Design quality: construction detailing
Q11 Building alterations and extensions
Q20 Statutory listed buildings

Supplementary Planning Documents (SPDs) & Other Relevant Documents:

Lambeth

Lambeth Design Guide SPD (2023)

7. Planning considerations

Design

7.1 Policy Q5 of the Lambeth Local Plan 2021 states that the local distinctiveness of Lambeth should be sustained and reinforced through new development. Proposals will be supported where it is shown that design of development is a creative and innovative contextual response to positive aspects of the locality and historic character in terms of: urban block and grain, patterns of space and relationship, townscape/landscape character; built form (bulk, scale, height and massing) including roofscapes; siting, orientation and layout and relationship with other buildings and spaces; the use of low maintenance, robust and durable walling materials; and quality and architectural detailing (including fenestration and articulation).

7.2 Policy Q8 of the Lambeth Local Plan 2021 states that when negotiating schemes, the council will seek to ensure that proposed building designs and submitted details are buildable and visually attractive. Poorly-detailed and undeliverable built forms will be resisted. When considering the details of proposals the council will: resist 'value engineering' approaches which dilute the design quality and integrity of approved schemes; and seek construction detailing that is unified, visually attractive, robust and maintenance free.

7.3 Policy Q11 of the Lambeth Local Plan 2021 states that the council is supportive in principle of building alterations and extensions where they have potential to deliver enlarged and additional residential units to meet Lambeth's housing need. When considering proposals for the alteration or extensions of buildings the council will generally expect proposals:

i. to have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced;

7.4 Policy Q20 of the Lambeth Local Plan 2021 states that development affecting listed buildings will be supported where it: i. would conserve and not harm the significance/special interest; ii. would not harm the significance/setting (including views to and from); iii. would not diminish its ability to remain viable in use in the long term; and iv. is justified and supported by a robust Heritage Statement.

7.5 Policy Q22 of the Lambeth Local Plan 2021 states that development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:

i. respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;

ii. protecting the setting (including views in and out of the area).

7.6 Paragraph 212 of the National Planning Policy Framework 2024 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.7 Paragraph 213 of the National Planning Policy Framework 2024 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

7.8 No. 144 Stockwell Road forms part of a group with the adjacent listed buildings. The pub is listed for its historic interest, historic detailing and largely retained historic appearance. Any surviving original features, internal and external, including original plan form and spatial characteristics and proportions of rooms, contribute considerably to the significance and special interest of the listed building.

7.9 This application follows approval application 23/02588/FUL and 23/02589/LB for change of use of the ancillary rooms of the public house for two self-contained residential units on the first and second floors. During the negotiations of the approved applications and a pre-application, the applicant was advised that before officers can consider a proposal to replace historic windows, a full window condition survey must be provided. It is acknowledged that that a photographs schedule of conditions of the windows was provided, however the documents contain insufficient information which do not accord with best practice guidance as outlined in the Historic England's 'Traditional Windows: their care, repair and upgrading, 2017.

7.10 The application has failed to provide the required detailed existing plans at the scale of 1:2 or 1:5 to allow officers to assess that the proposed windows would replicate the dimensions, detailing and style of opening of the historic windows. Consequentially it has not been demonstrated that the historic single glazed timber windows cannot be restored nor retained, and officers are not able to fully assess the level of harm. On conservation grounds it has not been determined that the scheme would preserve or enhance the significance of the listed building known as The Farside Bar and Kitchen 144 Stockwell Road.

7.11 The proposal has therefore not met the requirements outlined in Policies Q5, Q8, Q11 and Q20 of the Lambeth Local Plan 2021, the National Planning Policy Framework 2024 and the Lambeth Design Guide 2023.

Amenity

7.12 Policy Q2 of the Lambeth Local Plan 2021 states that Development will be supported if: visual amenity from adjoining sites and from the public realm is not unacceptably compromised; acceptable standards of privacy are provided without a diminution of the design quality; adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking); it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces; the adverse impact of noise is reduced to an acceptable level through the use of attenuation, distance, screening, or layout/orientation in accordance with London Plan policy D14.

7.8 The proposal is not creating any new openings or increasing the footprint of the host buildings. As such the replacement windows would cause no harm to the living conditions for the occupiers of adjoining properties. However, the proposal would harm the significance of the Listed Building, which is contrary to Policy Q2 of the Lambeth Local Plan 2021.

8. Conclusion

8.1 Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of the development plan have not been met.

9. Equality Duty and Human Rights

9.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

9.2 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.

9.3 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

10. Recommendation

10.1 Refuse Planning Permission.

11. Reasons for Refusal

1 In the absence of a condition survey for all the windows, insufficient information has been provided to demonstrate that the existing windows are beyond repair and that they should be replaced. Furthermore, where no existing detailed drawings were submitted, officers were unable to determine that the replacement windows would replicate the dimensions, detailing and style of openings and the overall extent of the proposed works, which is thereby a failure to preserve or enhance the special interest of the Grade II Listed Building -The Farside Bar and Kitchen No. 144 Stockwell Road. The proposal therefore fails to demonstrate that it would cause no harm to the listed building, and it would deliver no public benefit to outweigh the harm identified. The proposals are thereby contrary to Policies Q2, Q5, Q8, Q11 and Q20 of the Lambeth Local Plan (2021), Policy HC1 of the London Plan (2021) and the advice contained within the National Planning Policy Framework (2024) and the Lambeth Design Guide 2023.

12. Informatives

1 Paragraph 39 of the NPPF require Local Authorities to approach decision making in a positive way, to approve applications for sustainable development where possible and to work proactively with applicants to secure development that improves the economic, social and environmental conditions of the area. In this instance the application was considered to be in significant conflict with Lambeth's Local Plan and the NPPF, and a decision was issued providing clear and transparent reasons for refusal.